

80 Erica Street, Cannon Hill, Qld 4170

Place. **P**

House For Sale

Thursday, 25 April 2024

80 Erica Street, Cannon Hill, Qld 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 421 m2

Type: House



Meagan Muir

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For Sale Now Prior to Forthcoming Auction

Set on a prime 421sqm allotment in superb elevated position capturing city views, this three-bedroom property promises to exceed expectations. Built in 1950 and thoughtfully updated, this charming stucco brick residence features elegant traditional details and a sought-after address. Benefitting from an elevated aspect, the home will charm from the outset with its attractive stucco facade and picket-fenced front gardens. Inside, timber floors, French doors, decorative cornices and exquisite chandeliers are showcased throughout. Stepping inside, you will find a welcoming living and dining area. Providing all the essentials for preparing a delicious meal, a modern adjoining kitchen displays stone benchtops, Bosch appliances, a tiled splashback and ample cupboard storage. Outside, a fully-fenced grassed front and side yard is framed by mature gardens with a delightful arbour. There are also three sizeable bedrooms; each has a built-in robe, while the master and second bedrooms connect to a balcony. A well-appointed main bathroom encompasses a separate bath and shower. On the property's ground level, a versatile utility room or workshop space is accompanied by laundry amenities, a powder room and a secure single garage. Other notable details include off-street parking for another car, split-system air-conditioning, ceiling fans, excellent storage and a 3,000-litre rainwater tank. A stone's throw from a plethora of shops and dining options, this outstanding residence is near the Cannon Hill train station and the soon-to-be-reimagined Murarrie Recreation Grounds. The Minnippi Golf Course and Bulimba's fashionable attractions are minutes away. Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this fantastic home is also a short distance from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College. Do not delay – call to arrange an inspection today.

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